

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Leschi to Madison Park / 14

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 301

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$265,200	\$561,600	\$826,800	\$916,500	90.2%	20.39%
2004 Value	\$420,800	\$470,400	\$891,200	\$916,500	97.2%	9.55%
Change	+\$155,600	-\$91,200	+\$64,400		+7.0%	-10.84%
% Change	+58.7%	-16.2%	+7.8%		+7.8%	-53.16%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -10.84% and -53.16% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$312,900	\$594,100	\$907,000
2004 Value	\$497,600	\$468,500	\$966,100
Percent Change	+59.0%	-21.1%	+6.5%

Number of improved Parcels in the Population: 3247

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

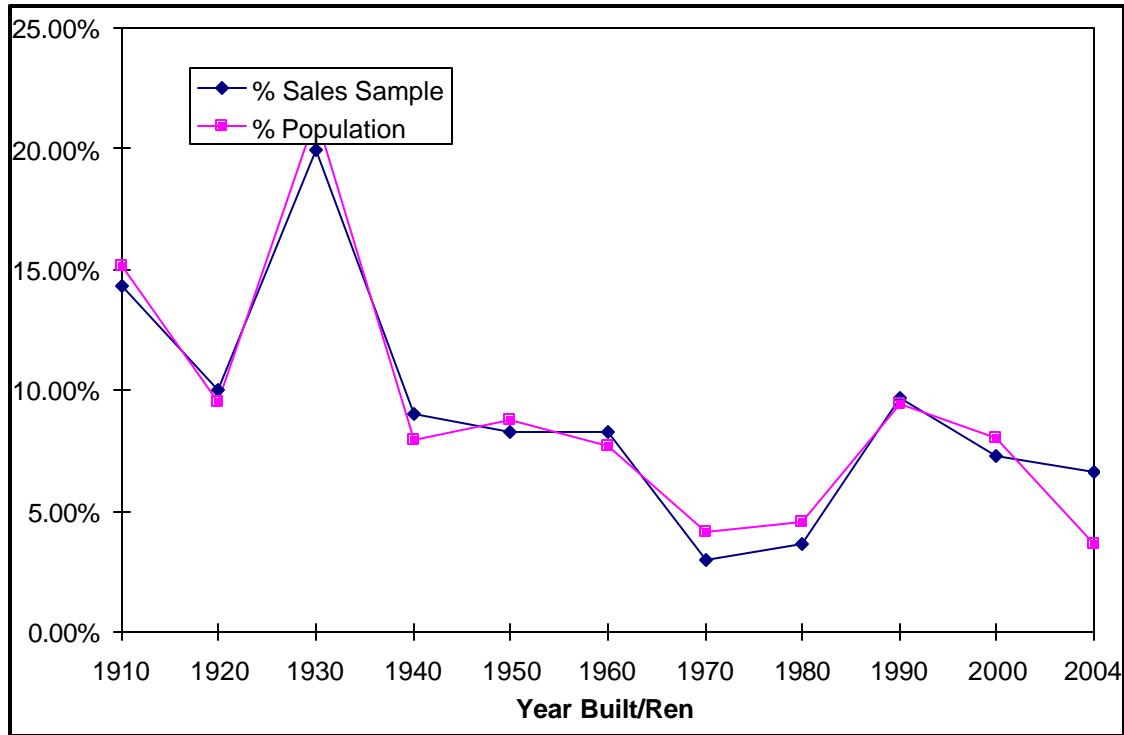
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	43	14.29%
1920	30	9.97%
1930	60	19.93%
1940	27	8.97%
1950	25	8.31%
1960	25	8.31%
1970	9	2.99%
1980	11	3.65%
1990	29	9.63%
2000	22	7.31%
2004	20	6.64%
	301	

Population		
Year Built/Ren	Frequency	% Population
1910	491	15.12%
1920	308	9.49%
1930	692	21.31%
1940	258	7.95%
1950	284	8.75%
1960	249	7.67%
1970	135	4.16%
1980	147	4.53%
1990	305	9.39%
2000	260	8.01%
2004	118	3.63%
	3247	

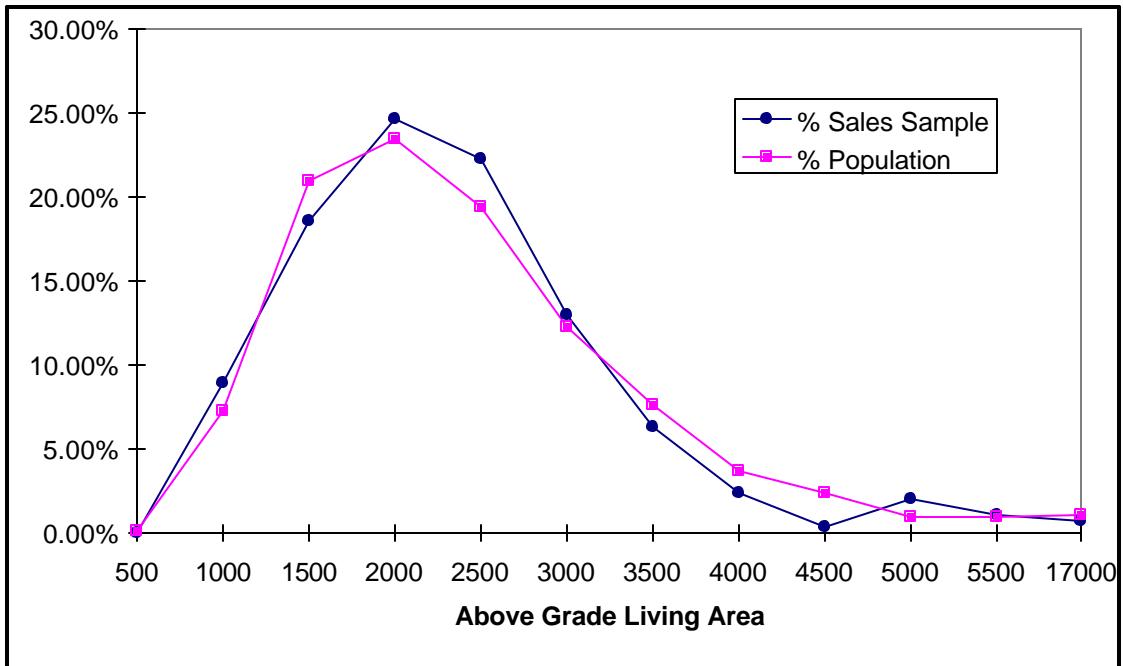


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	27	8.97%
1500	56	18.60%
2000	74	24.58%
2500	67	22.26%
3000	39	12.96%
3500	19	6.31%
4000	7	2.33%
4500	1	0.33%
5000	6	1.99%
5500	3	1.00%
17000	2	0.66%
	301	

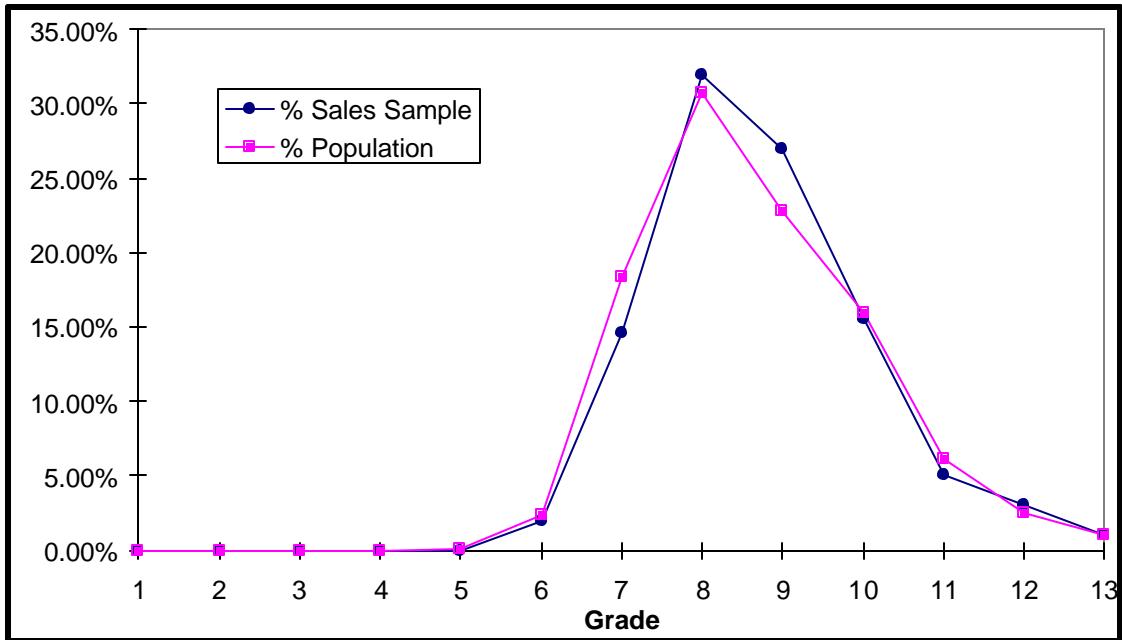
Population		
AGLA	Frequency	% Population
500	4	0.12%
1000	236	7.27%
1500	679	20.91%
2000	763	23.50%
2500	630	19.40%
3000	398	12.26%
3500	246	7.58%
4000	121	3.73%
4500	77	2.37%
5000	28	0.86%
5500	30	0.92%
17000	35	1.08%
	3247	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

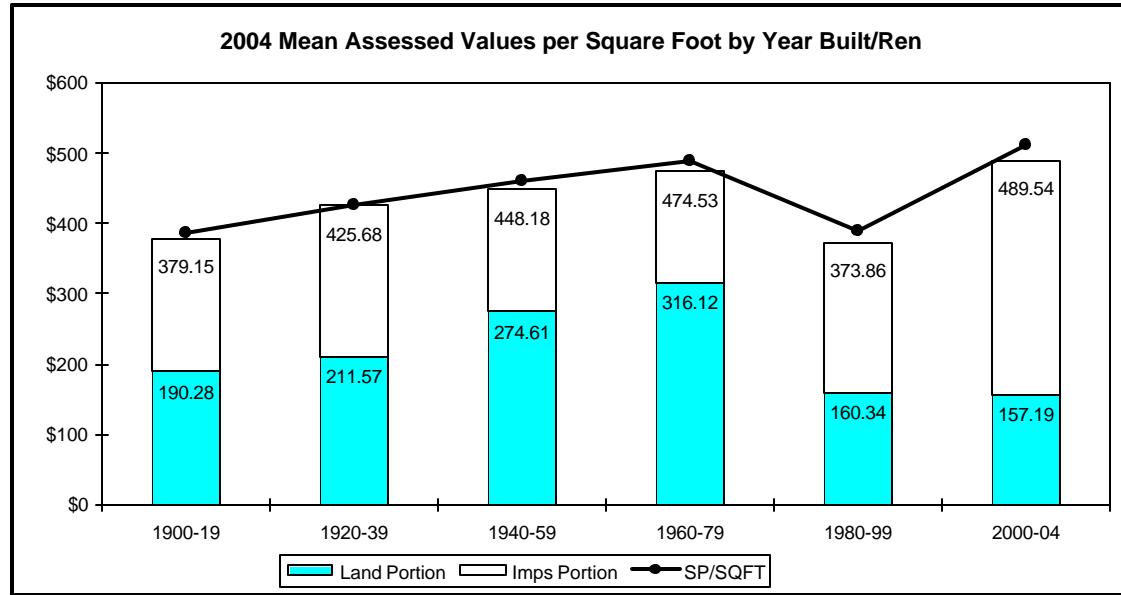
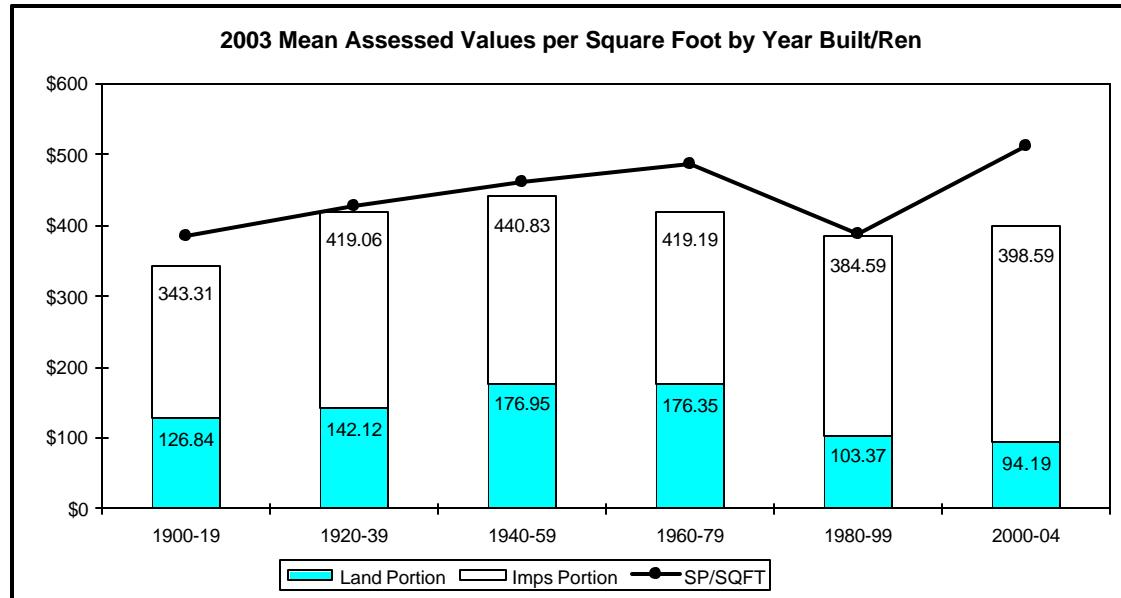
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.09%
6	6	1.99%	6	78	2.40%
7	44	14.62%	7	595	18.32%
8	96	31.89%	8	996	30.67%
9	81	26.91%	9	741	22.82%
10	47	15.61%	10	520	16.01%
11	15	4.98%	11	200	6.16%
12	9	2.99%	12	82	2.53%
13	3	1.00%	13	32	0.99%
	301			3247	



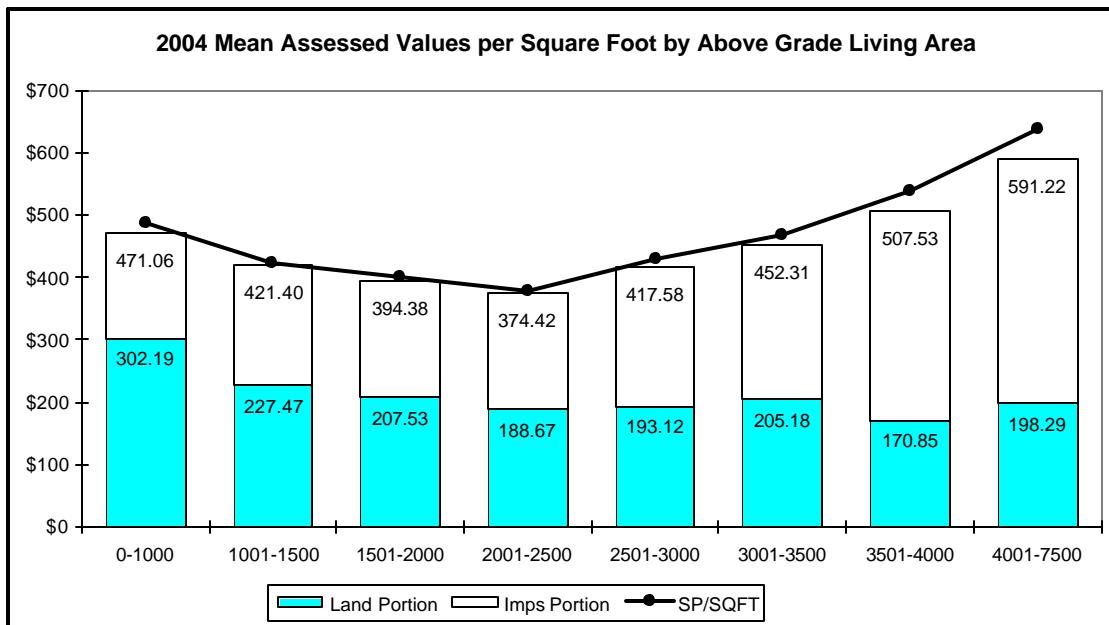
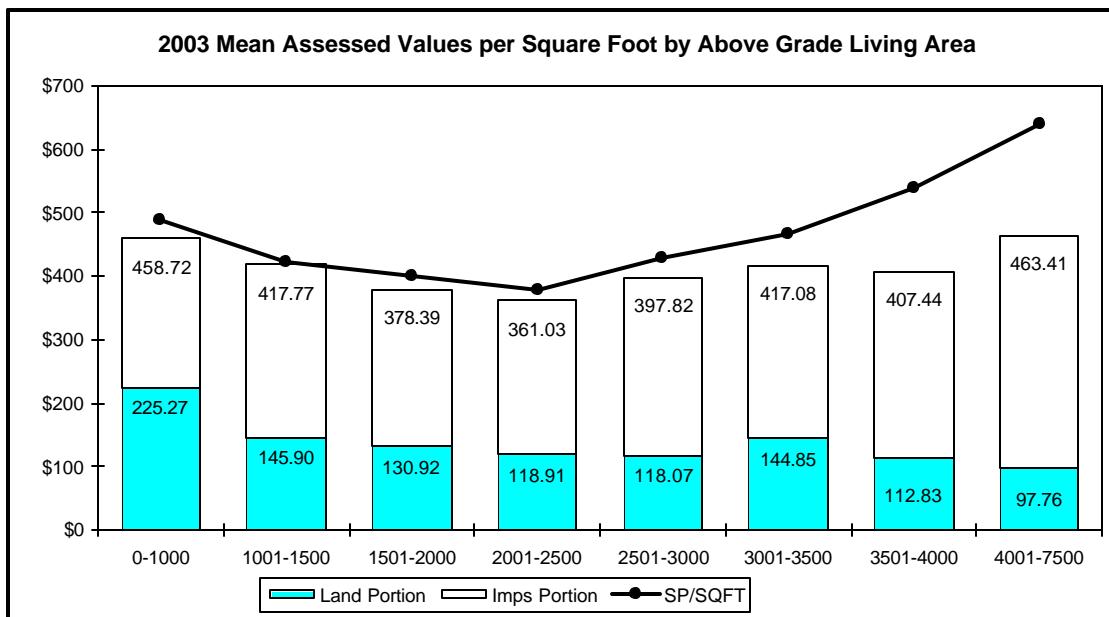
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



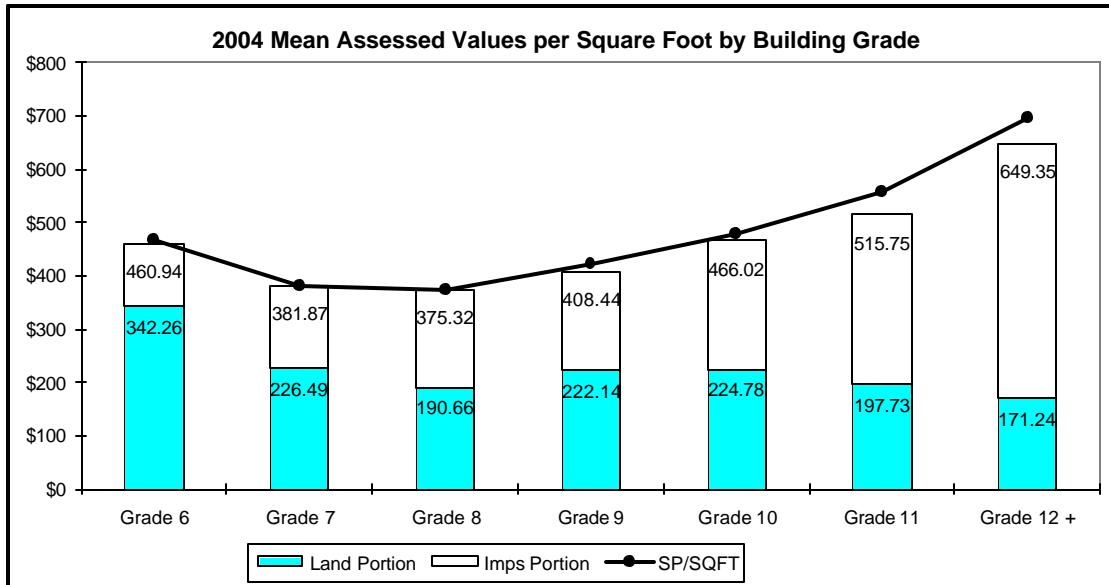
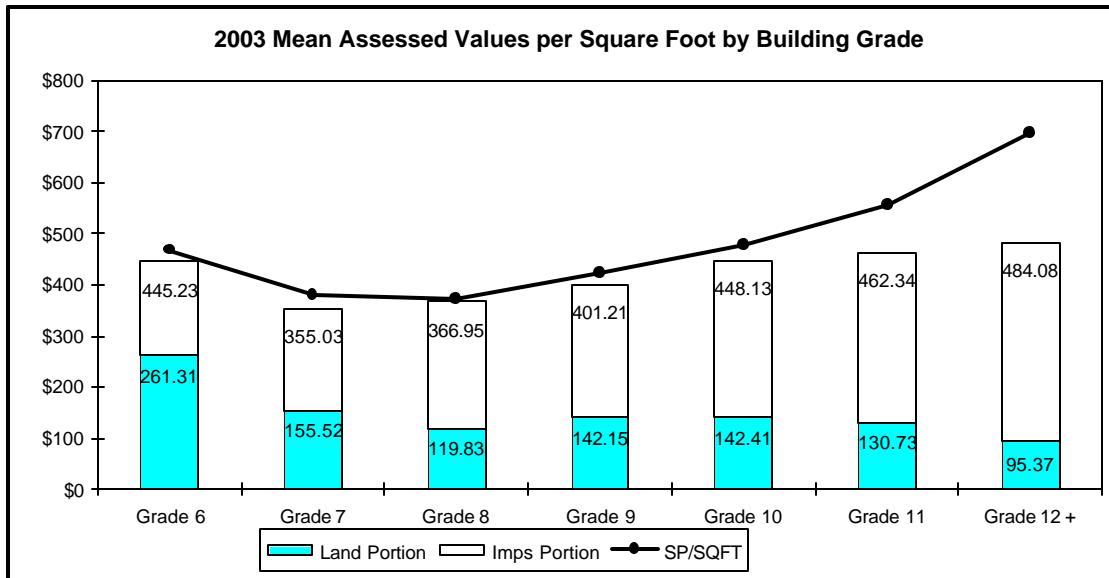
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



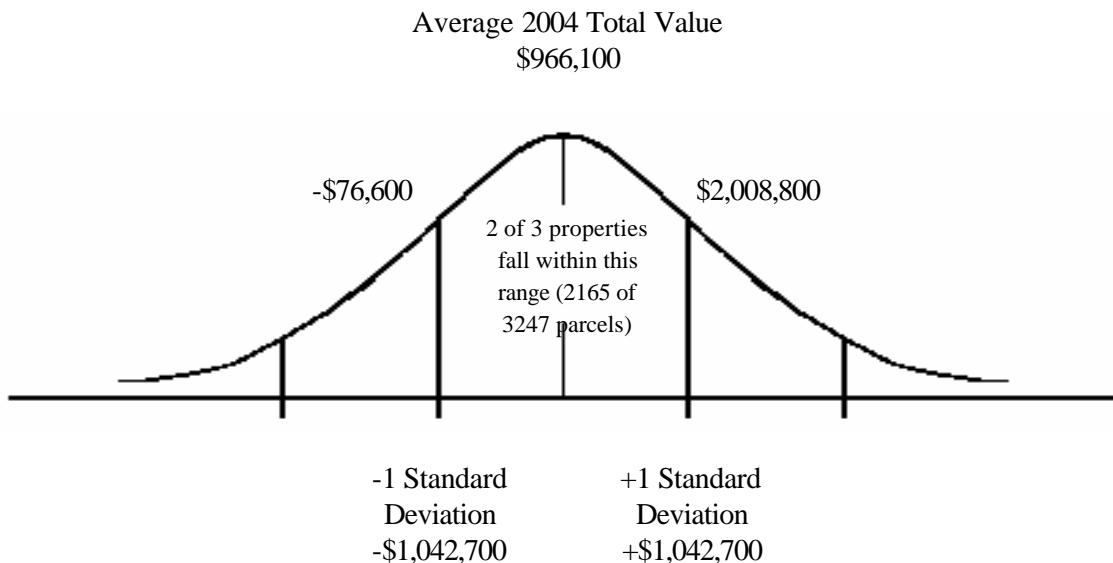
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

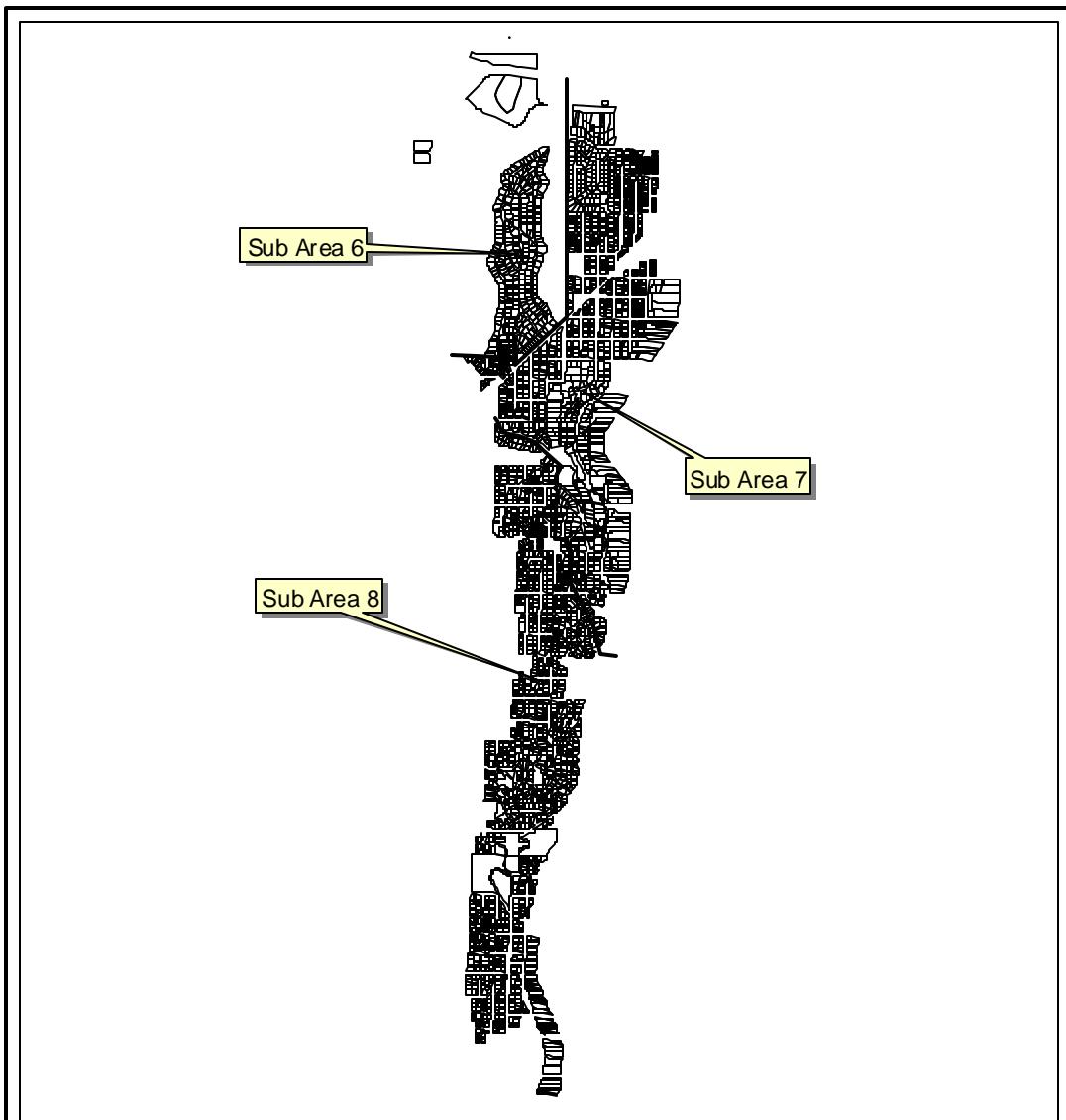
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

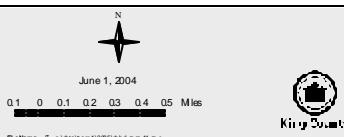
The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Area 14 *Leschi to Madison Park*

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, expressed or implied, as to accuracy, completeness, timeliness, or fitness for use. King County shall not be liable for any general, special, indirect, incidental or consequential damages including, but not limited to, lost revenues or benefits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 1/2004 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Leschi to Madison Park

Boundaries:

Lake Washington on the East and North. West boundary: The University Arboretum on the north west, then 32nd Av E to E Denny Way, then 34th Av E to James St, then 32nd Av to Yesler St, then 31st Av S to S Atlantic St which is the South boundary.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 14 contains (from north to south) the neighborhoods of Broadmoor, Madison Park, Washington Park\|Denny Blaine, Madrona Park and Leschi.

- ? Broadmoor is neighborhood 32.
- ? Madison Park includes neighborhoods 30 & 31.
- ? Washington Park\|Denny Blaine includes neighborhoods 20 – 27.
- ? Madrona Park includes neighborhoods 11 – 13.
- ? Leschi includes neighborhood 10.

Area 14 is an extremely diverse area with sales of improved, non-waterfront, properties ranging from \$300,000 in the Leschi neighborhood to \$7,000,000 in the Washington Park/Denny Blaine neighborhood. The median sale price of homes in the Leschi & Madrona Park neighborhoods is \$599,000 while the median sale price of homes in the Washington Park/Denny Blaine, Madison Park & Broadmoor neighborhoods is \$853,500. The median sale price of homes in the Washington Park/Denny Blaine neighborhood is \$ 1,475,000 and the median sale price of homes in the Broadmoor neighborhood is \$1,380,000.

Area 14 also contains waterfront parcels in the Leschi, Washington Park/Denny Blaine and Madison Park neighborhoods. The waterfront parcels in these 3 neighborhoods are designated as neighborhoods 1 thru 3 respectively.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 20.39% to 9.55%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. Our vacant land sales were supplemented by the use of the allocation approaches in neighborhoods with out any vacant land sales. In addition, we looked at tear down sales, especially those to new home builders, as additional supporting evidence. Each tear down sale was analyzed for contributory improvement value and reconciled with analysis of allocations (land to total value) and abstractions.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 14, being an older urban neighborhood, has few vacant land sales. This is primarily because 94.3% of all parcels are improved. The remaining 200 parcels include many parks and parcels that are negatively impacted by topography. Characteristics found to have the most positive influence on land values in Area 14 are location (neighborhood), water views and size. Characteristics found to have the most negative influence on land values in Area 14 include traffic noise, commercial influence and topography.

Area 14 was divided into 13 non-waterfront neighborhoods and 3 waterfront neighborhoods.

- ? The gated neighborhood of Broadmoor lies east of the University of Washington Arboretum and is surrounded on the east & west by the fairways of The Broadmoor Golf Course. It lies south of Union Bay and north of East Madison Street. It is designated neighborhood 32.
- ? Madison Park lies south of Union Bay, west of Lake Washington, east of Broadmoor and north of East Madison Street.. This is primarily neighborhood 30.
- ? There is a homogeneous area within Madison Park of homes built in the 1950's & 1960's. It is bounded on the north by East McGilvra Street, on the east by the Broadmoor neighborhood, on the south by East Newton Street and on the east by the alley between 40th Avenue East and McGilvra Blvd. East. It is designated neighborhood 31.
- ? Washington Park/Denny Blaine is located south of Broadmoor and East Madison Street, west of Lake Washington and east of 32nd Avenue East. The southwesterly border of this neighborhood runs east from 32nd Avenue East & East John Street to 37th Avenue East and then due south to East Denny Way. It then follows East Denny Way to the east to Madrona Drive and then south along Madrona Drive to Lake Washington. The primary neighborhood is 26 but it also includes the transition neighborhoods 20, 24, 25 & 27.
- ? Madrona Park is located south of the Washington Park/Denny Blaine neighborhood, west of Lake Washington and east of 32nd Avenue East. It is bounded on the south and southeast generally by East Terrace Street to 37th Avenue East, then northeasterly along Randolph Place and Norwood Place to East Columbia Street. The primary neighborhood is 13 but it also includes the transition neighborhood 12.
- ? Leschi is located south of Madrona Park, west of Lake Washington and east of 32nd Avenue East. & generally north of I-90. The waterfront extends south to Mount Baker Park. The primary neighborhoods are 10 & 11.
- ? The waterfront located on the northerly border of Madison Park is designated neighborhood 3.
- ? The waterfront located on the easterly border of Washington Park/Denny Blaine is designated neighborhood 2.
- ? The waterfront located on the easterly border of Leschi is designated neighborhood 1.

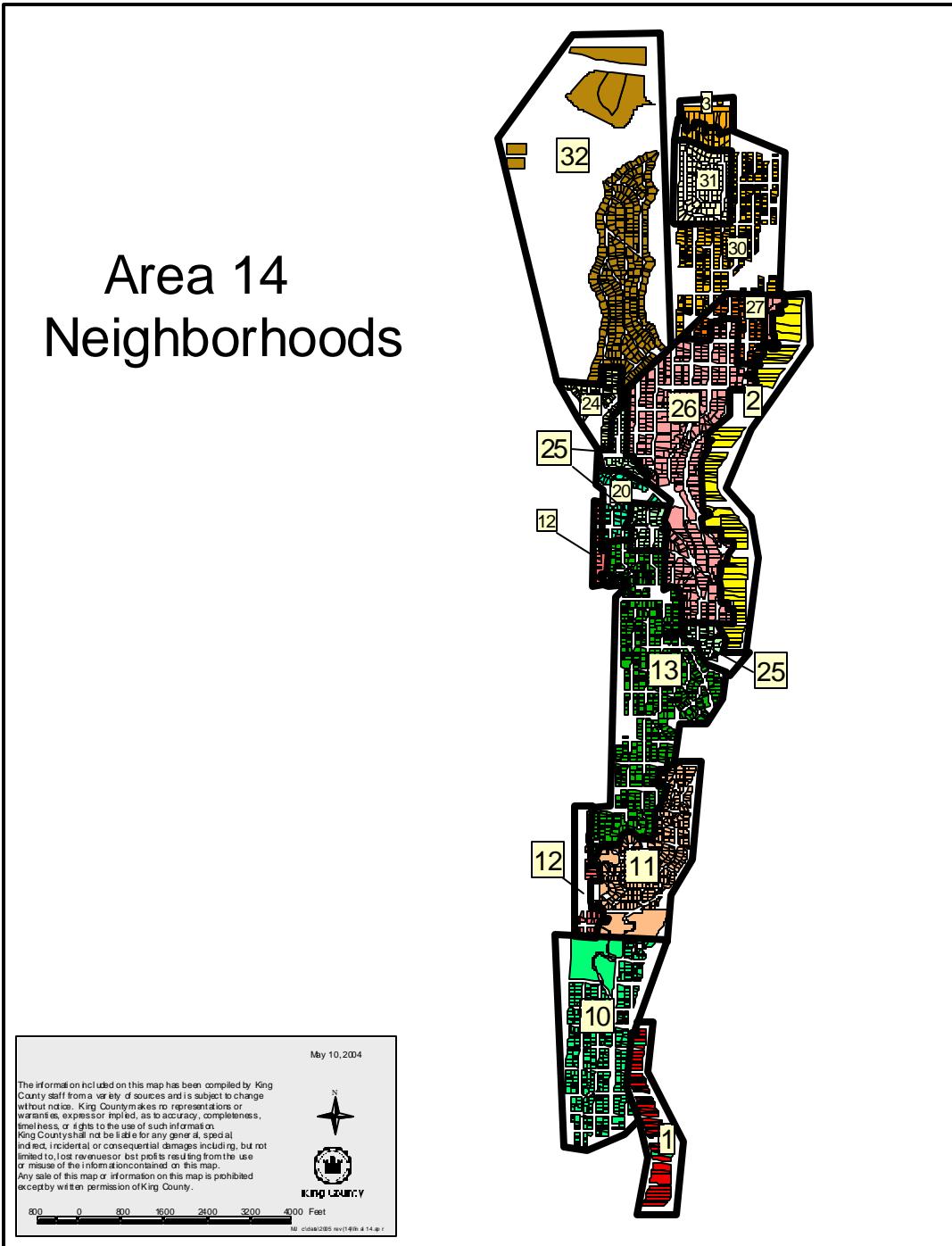
Overview of land valuation process:

Base land value was determined. The neighborhood adjustment was applied. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

For each property the primary (highest value) view was determined and the appropriate adjustment was applied based only on the primary view. In area 14 where there is Lake Washington view it is, in all cases, the primary view.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 14 Neighborhoods



Land Value Model Calibration

Upland Land Value Chart		
Lot size	Value	Neighborhood Factor
Neighborhood	Number	Factor
Leschi	10	1
	11	1.2
Madrona Park	12	1
	13	1.4
Washington Park/ Denny Blaine	20	1.2
	24	1.5
	25	2.1
	26	3
	27	2.5
	30	2
Madison Park	31	2.4
Broadmoor	32	2.4

Waterfront neighborhood values			
Neighborhood	Per front foot	Excess Land Adjustment	
1	\$20,000		2
2	\$50,000		6
3	\$12,000		2

The excess land adjustment for lots larger than 10,000 square feet was determined by calculating the additional land value beyond 10,000 square feet from the upland chart above (for example, a 20,000 sf lot would be 336,000 - 261,000 (value of 10,000 sf lot) = 75,000) and multiplying this figure by the Excess Land Adjustment as listed above.

Per front foot adjustment up to 100 front feet. Remaining front feet adjusted at 50% of listed front foot adjustment.

Land Value Model Calibration (cont.)

Negative adjustments

TRAFFIC/ NOISE INFLUENCE (1-3 scale)	Adjust
Moderate	10%
Heavy	25%
Extreme	30%

Ext Nuis/ Other	
Yes	10%

Topo	
Yes	10%

ACCESS	
Restricted	5%
Legal Undeveloped	25%
Private	0%
Public	0%
Walk Ins	20%

WATER PROB	
Yes	10%

Restrict Size Shape	
Yes	10%

Positive adjustments

View Adjustments

Lake Wash.	Adjust
Fair	25%
Average	50%
Good	75%
Excellent	100%

Territorial

Average	5%
Good	10%
Excellent	20%

Cascade Mt

Average	5%
Good	10%
Excellent	20%

Mt Rainier

Average	5%
Good	10%
Excellent	15%

Golf Fairway

Yes	25%
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W/F Access

Yes	10%
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Vacant Sales Used In This Physical Inspection Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	111800	0735*	11/19/01	2300000	31,545	N	N
7	411460	0337	11/18/03	1287500	24171	N	N
8	125020	2475	5/8/02	140000	5520	Y	N
8	125020	3075	9/23/02	200000	6000	Y	N
8	125020	3280	9/24/03	275000	7200	Y	N
8	125120	0055	3/7/02	214000	5040	Y	N
8	125120	0094	5/9/02	325000	7350	Y	N
8	535020	0325	3/13/02	450000	5100	Y	N
8	910300	0365	6/3/02	225000	4000	N	N
8	982920	0258	5/15/02	250000	6270	Y	N

* Sale was multi-parcel sale which also included parcel number 111800-0701. The sale included a total of 4 platted contiguous buildable lots, with an average of 7886 square feet per lot. This works out as \$575,000/lot.

Vacant Sales Removed From This Physical Inspection Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	125020	2475	5/8/02	45000	SEGREGATION AND/OR MERGER;
8	125120	0094	5/30/03	420000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	174470	0100	12/30/02	265000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	910300	0225	6/7/02	300000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 1/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

301 sales were used to value the 3247 improved parcels in area 14. The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The valuation model incorporates characteristics that influence property values in the area. These characteristics include land value, neighborhood, replacement cost new, age, grade, condition and view utility. Adjustments for the characteristics were derived from the sales sample. The resulting value estimates were applied to the majority of the improved parcels in the area..

After the model was developed, it was determined that additional adjustments were necessary:

- ? For Grade 11 improvements, total EMV was adjusted up by 10%.
- ? For grade 9 and greater improvements that are in very good condition and located in neighborhood 24 or greater, total EMV was adjusted up by 15%.
- ? For parcels in Broadmoor, on lots greater than 11,999 square feet and not located on a golf fairway, total EMV was adjusted up 8%.

In all 3 cases the increase in value was applied to the building value.

Waterfront parcels:

- ? In Leschi (neighborhood 1), improvement values were equalized with upland improvement values.
- ? In Washington Park/Denny Blaine and Madison Park (neighborhoods 2 & 3) cost new (RCN) or adjusted RCN was used to accurately reflect improvement values affected by age and/or condition. The adjustment for each parcel is stated in the Assessor's notes for that property.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

EMV Model

Variables Definitions/Transformations

Sub6YN	(SubNumeric=6)*((LN(10)))
Nghb26YN	(Nghb=26)*(LN(10))
BaseLandC	LN(BaseLand/1000)
TotalRcnC	LN(TotalRCN/1000)
AgeC	LN(Age+1)
OldAgeYN	(Age>65)*(LN(10))
FairYN	(Cond=2)*(LN(10))
GoodYN	(Cond=4)*(LN(10))
VGoodYN	(Cond=5)*(LN(10))
HvyTrafYN	(HvyTraf>0)*(LN(10))
GradeAgla	In(((Grade>11)*(Agla/1000))+(Grade<=11))

EMV Formula

Model

2.206758+ 6.626199E-02*Sub6YN+ 8.420786E-02*Nghb26YN+ .2918033*BaseLandC+
.5431639*TotalRcnC-9.892496E-02*AgeC+ 4.562707E-02*OldAgeYN-9.787192E-02*FairYN+
5.586052E-02*GoodYN+ 8.007088E-02*VGoodYN-.0394485*HvyTrafYN+ .181841*GradeAgla

Total value (EMV) = exponential of the sum of the coefficients times 1000

Model Adjustments

Definition	Adjustment to EMV
Grade 11	1.1
Grade=> 9, VG in neighborhood > 24	1.15
Lot area > 11999 sf in sub area 6, non-fairway	1.08

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	111800	2085	5/2/03	690000	1770	0	8	1951	3	7200	N	N	3221 E MORLEY WY
6	111800	1275	11/12/03	740000	1810	0	8	1956	3	8075	N	N	1655 BROADMOOR DR E
6	111800	0290	6/28/02	857000	2010	620	8	1952	3	7173	N	N	1864 BROADMOOR DR E
6	111800	1100	2/28/03	995000	1430	1020	9	1951	3	8301	N	N	1707 PARKSIDE DR E
6	111800	1340	9/10/02	859000	1920	0	9	1939	3	7080	N	N	1461 BROADMOOR DR E
6	111800	1810	6/6/03	1050000	1950	500	9	1949	4	7350	N	N	1262 PARKSIDE DR E
6	111800	0420	7/12/03	870000	2070	390	9	1968	2	7268	N	N	3362 E SHORE DR
6	111800	0445	5/1/02	875000	2080	1080	9	1955	3	7377	N	N	3332 E SHORE DR
6	111800	0060	4/29/02	782500	2100	450	9	1957	3	7200	N	N	3425 E SAINT ANDREWS WY
6	111800	1245	6/10/03	799000	2290	0	9	1953	3	6768	N	N	1927 BLENHEIM DR E
6	111800	0065	5/12/03	820000	2360	300	9	1950	3	9000	N	N	3509 E SAINT ANDREWS WY
6	111800	0006	12/1/03	1107500	2580	1400	9	1947	3	17966	N	N	3303 E SAINT ANDREWS WY
6	111800	0030	10/28/03	995000	3010	430	9	1952	4	7200	N	N	3331 E SAINT ANDREWS WY
6	111800	1066	9/9/03	1000000	3050	0	9	1956	3	12509	N	N	1819 PARKSIDE DR E
6	111800	0431	2/18/03	1677500	2220	2220	10	1949	4	14749	N	N	3344 E SHORE DR
6	111800	0440	5/9/03	1048000	2410	2010	10	1950	3	7439	N	N	3338 E SHORE DR
6	111800	0090	10/28/02	1415000	2510	620	10	1929	4	7597	N	N	1318 BROADMOOR DR E
6	111800	1665	10/27/03	1600000	2740	450	10	1928	4	7200	N	N	1521 SHENANDOAH DR E
6	111800	0635	6/21/02	1480000	2800	1100	10	1936	4	8611	N	N	2111 BROADMOOR DR E
6	111800	0130	8/12/02	1575000	2910	800	10	1941	4	7370	N	N	1434 BROADMOOR DR E
6	111800	2105	9/22/03	1550000	2950	390	10	1933	4	13458	N	N	1105 SHENANDOAH DR E
6	111800	0758	1/30/03	2000000	3040	2200	10	1958	4	13624	N	N	1940 SHENANDOAH DR E
6	111800	0135	9/5/02	1600000	3040	840	10	2001	3	7370	N	N	1440 BROADMOOR DR E
6	111800	1316	10/28/02	1380000	3100	0	10	1930	3	16416	N	N	1615 BROADMOOR DR E
6	111800	0556	7/14/03	800000	3120	0	10	1960	3	12729	N	N	2100 BROADMOOR DR E
6	111800	1763	11/26/02	1150000	3140	350	10	1936	3	7313	N	N	1214 PARKSIDE DR E

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6	111800	1110	7/2/02	1500000	3840	0	10	1941	4	9516	N	N	1933 BLENHEIM DR E
6	111800	0615	4/24/02	1425000	3860	380	10	1936	4	8087	N	N	2141 BROADMOOR DR E
6	111800	1985	6/5/03	2040000	2590	900	11	1927	4	7642	N	N	1261 PARKSIDE DR E
6	111800	0759	8/8/03	1775000	2660	600	11	1928	4	10903	N	N	1952 SHENANDOAH DR E
6	111800	1535	5/6/02	2641100	3090	1330	11	1998	3	12452	N	N	1600 SHENANDOAH DR E
6	111800	1890	2/28/02	1375000	3240	600	11	1980	3	6384	N	N	1584 PARKSIDE DR E
6	111800	0450	1/30/03	2200000	4170	600	11	1936	3	15806	N	N	3326 E SHORE DR
6	111800	0830	8/13/02	3250000	3810	1800	12	1956	5	9697	N	N	1937 SHENANDOAH DR E
6	111800	0885	8/13/02	2832000	5250	500	12	1929	3	12703	N	N	1932 BLENHEIM DR E
6	111800	1009	8/9/02	5100000	5860	1500	13	1935	5	22954	N	N	1935 PARKSIDE DR E
6	111800	0400	6/11/03	4100000	6500	2000	13	2002	3	18215	N	N	3414 E SHORE DR
7	501700	0145	10/14/03	360000	620	620	6	1931	4	2812	N	N	1012 32ND AV E
7	531810	0504	1/29/03	250000	750	400	6	1924	2	2272	N	N	3921 E MADISON ST
7	531610	0485	8/13/02	615000	810	0	6	1910	3	4800	N	N	1213 38TH AV E
7	438570	1515	6/25/02	390000	880	0	6	1910	4	4000	N	N	2339 41ST AV E
7	531610	0365	10/28/02	325000	730	0	7	1918	3	3960	N	N	1426 37TH AV E
7	438570	0540	1/11/02	408000	840	420	7	1930	3	4000	N	N	2000 MCGILVRA BL E
7	438570	0025	4/21/03	420000	880	800	7	1928	3	4000	N	N	1848 41ST AV E
7	228890	0155	8/22/03	625000	950	950	7	1941	5	4000	N	N	2065 MCGILVRA BL E
7	501700	0255	4/23/03	520000	1070	180	7	1920	4	4080	N	N	831 33RD AV E
7	501700	0575	6/11/03	392000	1230	760	7	1970	4	3000	N	N	3215 E MADISON ST
7	438570	0525	9/23/03	605000	1340	360	7	1938	4	4000	N	N	2012 MCGILVRA BL E
7	438570	0490	10/8/03	585000	1550	400	7	1942	4	4000	N	N	2040 MCGILVRA BL E
7	501700	0550	10/7/03	356000	1600	0	7	1914	3	4404	N	N	664 32ND AV E
7	531810	0325	4/10/03	580000	1660	0	7	1936	3	5200	N	N	1509 41ST AV E
7	438570	0065	9/29/03	399000	720	0	8	1926	3	2520	N	N	1820 41ST AV E
7	501700	0585	8/4/03	430000	930	530	8	1908	5	3000	N	N	3219 E MADISON ST
7	438570	0715	9/2/03	479230	960	0	8	1926	3	3010	N	N	2006 41ST AV E
7	438570	0735	3/21/03	565000	970	440	8	1923	4	4400	N	N	2001 42ND AV E
7	531810	1590	5/21/02	565000	1010	1010	8	1939	4	4200	N	N	3804 E BLAINE ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	438570	0195	4/21/03	535000	1020	360	8	1940	4	4000	N	N	1872 MCGILVRA BL E
7	438570	0005	12/27/02	469000	1160	0	8	1926	3	4000	N	N	1866 41ST AV E
7	228890	0085	1/24/03	565000	1220	0	8	1931	4	4800	N	N	2341 MCGILVRA BL E
7	438570	0435	3/28/03	605000	1240	800	8	1926	4	4000	N	N	1865 41ST AV E
7	531810	1910	12/5/03	616000	1270	800	8	1940	4	5400	N	N	1907 38TH AV E
7	533220	0360	6/11/03	625000	1300	1590	8	1968	5	4800	N	N	1003 32ND AV E
7	438570	0190	9/6/02	550000	1380	310	8	1941	3	4000	N	N	1878 MCGILVRA BL E
7	531810	0415	3/25/02	567000	1390	780	8	1926	5	4655	N	N	3906 E MADISON ST
7	533220	0335	8/16/02	499950	1470	1020	8	1984	3	4000	N	N	1023 32ND AV E
7	438570	0560	7/22/03	670000	1490	210	8	1926	4	4000	N	N	2015 41ST AV E
7	228890	0070	8/6/03	699000	1510	670	8	1941	4	5300	N	N	2321 MCGILVRA BL E
7	108400	0132	6/27/03	600000	1540	440	8	1950	3	6000	N	N	1812 40TH AV E
7	438570	0655	6/13/02	440000	1540	0	8	1926	3	4000	N	N	2052 41ST AV E
7	531810	1195	3/8/02	708000	1540	820	8	1917	5	3600	N	N	1600 41ST AV E
7	438570	0375	11/11/03	650000	1570	800	8	1926	4	4000	N	N	1819 41ST AV E
7	108400	0049	10/23/02	575000	1580	390	8	1950	3	6600	N	N	1829 40TH AV E
7	438570	0370	5/29/02	465000	1640	0	8	1926	3	4000	N	N	1815 41ST AV E
7	438570	0890	12/23/02	590000	1640	0	8	1925	4	4400	N	N	2067 42ND AV E
7	531810	0760	6/6/02	600000	1640	0	8	1902	4	3600	N	N	1501 38TH AV E
7	438570	0430	8/20/03	580000	1660	0	8	1975	3	4000	N	N	1861 41ST AV E
7	108400	0107	8/22/03	845000	1730	1350	8	1951	5	6000	N	N	1852 40TH AV E
7	531810	1688	11/6/03	550000	1820	0	8	1977	3	3600	N	N	1818 37TH AV E
7	438570	0695	4/18/03	650000	1870	500	8	1927	4	4000	N	N	2020 41ST AV E
7	438570	0270	6/12/03	750000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BL E
7	533220	0338	5/24/02	655000	2100	780	8	1994	3	4000	N	N	1019 32ND AV E
7	918570	0005	4/17/03	753000	2140	240	8	1936	3	7200	N	N	3303 E VALLEY ST
7	531610	0190	9/2/02	900000	2180	680	8	1991	3	4800	N	N	1425 41ST AV E
7	438570	0905	6/14/02	718000	2950	0	8	1958	4	5880	N	N	4209 E LYNN ST
7	660000	0215	3/10/03	816000	1360	1200	9	1953	4	17982	Y	N	570 LAKE WASHINGTON BL E
7	108400	0069	10/13/03	690000	1470	340	9	1950	3	7150	N	N	1809 40TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	501700	0510	12/19/02	697000	1600	580	9	1984	3	5994	Y	N	642 32ND AV E
7	108400	0074	12/9/02	600430	1630	900	9	1950	3	6050	N	N	3900 E BLAINE ST
7	660000	0010	3/22/02	4045000	1670	860	9	1977	3	8790	Y	Y	466 39TH AV E
7	501700	0190	12/4/03	590000	1740	120	9	1907	3	6650	N	N	1102 32ND AV E
7	438570	1290	10/17/03	825000	1750	650	9	1929	5	4000	N	N	2304 41ST AV E
7	502690	0235	12/11/03	865000	1830	0	9	1914	3	1880	Y	N	1622 40TH AV
7	133030	0495	6/24/03	862500	1920	0	9	1959	4	8075	N	N	2223 39TH AV E
7	531810	0855	7/24/03	815000	2030	500	9	1949	4	7200	N	N	1612 38TH AV E
7	531810	0845	12/11/03	895000	2050	920	9	1999	4	3600	N	N	1620 38TH AV E
7	133030	0295	9/16/03	800000	2060	0	9	1963	4	8550	N	N	2233 38TH PL E
7	133030	0211	5/13/03	775000	2180	0	9	1956	3	9700	N	N	2315 38TH AV E
7	531710	0481	11/14/02	1475000	2220	1150	9	1979	4	8148	Y	N	819 HILLSIDE DR E
7	531610	0750	7/29/03	850000	2240	400	9	1987	3	3800	N	N	1218 41ST AV E
7	438570	1520	7/3/03	686000	2250	0	9	1997	3	3400	N	N	2343 41ST AV E
7	531810	1555	6/26/02	839000	2290	1000	9	1909	4	3600	N	N	1816 38TH AV E
7	133030	0582	8/13/03	930000	2350	0	9	1959	4	8550	N	N	2242 39TH AV E
7	195470	0475	9/10/03	1060000	2350	1130	9	1905	3	12120	Y	N	260 DORFFEL DR E
7	531810	0840	9/12/02	785000	2370	640	9	1999	3	3600	N	N	1622 38TH AV E
7	531610	0240	6/6/02	1010000	2490	0	9	1985	3	7200	Y	N	1409 MCGILVRA BL E
7	632100	0095	3/20/03	1210000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
7	632100	0060	6/6/03	1025000	2600	490	9	1926	3	9450	Y	N	1730 EVERGREEN PL
7	133030	0556	3/6/03	1050000	2660	0	9	1958	4	9103	N	N	2300 38TH PL E
7	531710	0617	2/28/03	1120000	2670	500	9	1945	4	8120	Y	N	497 MCGILVRA BL E
7	531810	0999	10/30/03	825000	2700	0	9	1991	3	7200	N	N	3904 E GARFIELD ST
7	133030	0190	1/23/02	1075000	2790	0	9	1956	5	10605	N	N	3701 E MCGILVRA ST
7	133030	0470	9/10/03	1500000	2810	0	9	1960	5	9881	N	N	3835 E MCGRAW ST
7	918570	0090	8/15/03	1200000	3220	0	9	1940	4	7200	N	N	614 34TH AV E
7	195470	0345	3/12/02	2395000	3340	400	9	1904	5	9070	Y	N	127 39TH AV E
7	133030	0270	3/10/03	975000	3660	0	9	1957	3	15155	N	N	2123 38TH AV E
7	531610	0820	5/9/02	712500	1560	790	10	2001	3	1620	N	N	4201 E LEE ST

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7	531610	0315	5/29/03	950000	2090	500	10	1986	3	4380	Y	N	1401 39TH AV E
7	531810	1565	11/18/02	885000	2150	830	10	1999	3	3600	N	N	1820 38TH AV E
7	195470	0455	5/29/02	1041061	2210	1230	10	1908	4	5610	Y	N	223 MAIDEN LN E
7	918570	0055	2/21/02	1160000	2230	0	10	1929	4	7200	Y	N	615 34TH AV E
7	660000	0316	9/26/02	970000	2240	1170	10	1924	4	7804	N	N	521 36TH AV E
7	531810	2020	4/2/02	1000000	2600	1000	10	1930	3	6000	N	N	1908 38TH AV E
7	195470	0445	8/22/02	1175000	2650	0	10	1920	3	11962	Y	N	141 DORFFEL DR E
7	531810	0825	2/22/02	925000	2782	1600	10	2001	3	4203	N	N	1630 38TH AV E
7	918570	0305	6/18/03	1340000	2910	340	10	1934	3	7200	N	N	827 34TH AV E
7	195470	0425	7/18/03	1570000	2930	0	10	2003	3	8558	N	N	106 MAIDEN LN E
7	632100	0055	6/11/02	2095000	3020	480	10	1906	5	8040	Y	N	1726 EVERGREEN PL
7	918570	0485	11/19/02	1450000	3070	1380	10	1989	3	6000	N	N	1010 36TH AV E
7	918570	0435	10/24/02	1725000	3090	500	10	1907	5	7200	N	N	1039 36TH AV E
7	195470	0320	10/7/03	2000000	3600	1200	10	1917	5	7514	N	N	3815 E JOHN ST
7	532010	0020	5/27/03	4775000	4570	600	10	1940	5	17401	N	N	1500 C 42ND AV E
7	660000	0247	7/15/02	1595000	2310	430	11	1990	3	5237	Y	N	3332 E FORD PL
7	531610	0210	5/10/03	2100000	2790	870	11	2003	3	7200	Y	N	1426 39TH AV E
7	531610	0250	9/19/03	1295000	3100	0	11	1994	3	3600	N	N	1423 MCGILVRA BL E
7	918570	0225	7/21/03	1855000	3290	0	11	1902	4	7200	N	N	833 36TH AV E
7	660000	0226	4/18/03	2080000	4756	1300	11	2001	3	8925	Y	N	545 36TH AV E
7	195470	0665	7/10/02	1666666	4820	0	11	1909	3	8240	N	N	101 MADRONA PL E
7	531810	0565	12/18/03	1725000	3800	0	12	2000	3	9253	N	N	1510 38TH AV E
7	531610	0480	4/2/03	3400000	3847	1157	12	2002	3	6600	Y	N	1209 38TH AV E
7	411460	0336	6/19/03	2450000	4970	0	12	2000	3	11499	N	N	3902 E MCGILVRA ST
7	411460	0376	10/29/03	2780000	4970	0	12	2000	3	12581	Y	N	2530 39TH AV E
7	531710	0611	11/25/02	3500000	5280	970	12	2002	3	7209	Y	N	508 HILLSIDE DR E
7	195470	0280	9/3/02	7000000	5130	2440	13	2001	3	23066	Y	N	210 MAIDEN LN E
8	125120	0045	3/25/03	358500	950	460	6	1916	3	4800	Y	N	1116 33RD AV S
8	447340	0140	10/3/02	310000	970	280	6	1920	2	5800	Y	N	3108 S DEARBORN ST
8	535020	0530	8/27/02	325000	810	0	7	1941	3	2368	N	N	3801 E PIKE ST

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8	042404	9006	2/25/03	315000	830	830	7	1922	3	2080	Y	N	3201 S CHARLES ST
8	411460	1535	9/30/03	885000	860	860	7	1941	3	3610	Y	Y	1108 LAKESIDE AV S
8	082300	0055	11/17/03	406000	900	660	7	1927	3	4312	Y	N	3107 S DEARBORN ST
8	981970	0095	1/16/03	301500	910	0	7	1922	3	1860	Y	N	1533 38TH AV
8	910300	0215	2/26/02	374000	940	0	7	1947	3	4198	N	N	149 34TH AV E
8	125020	3080	8/22/03	370000	950	0	7	1907	4	3500	N	N	309 35TH AV S
8	125020	2035	6/18/03	417000	960	440	7	1924	4	4150	Y	N	1307 33RD AV S
8	569900	0170	1/24/02	358000	960	0	7	1922	3	4590	Y	N	3207 S NORMAN ST
8	808340	0025	3/24/03	329900	960	0	7	1905	4	5000	N	N	512 32ND AV
8	177850	0065	11/7/02	357000	1000	0	7	1933	4	4000	N	N	221 33RD AV E
8	757570	0165	7/16/02	359000	1010	770	7	1988	3	4360	N	N	1708 34TH AV
8	063500	0145	10/24/03	429000	1040	700	7	1907	4	4736	Y	N	324 35TH AV S
8	194730	0190	4/16/02	300000	1060	490	7	1925	4	7126	Y	N	319 36TH AV
8	447340	0185	8/23/02	400000	1110	750	7	1913	3	5495	Y	N	710 32ND AV S
8	502690	0090	10/24/02	390000	1110	240	7	1908	4	4066	Y	N	1625 GRAND AV
8	174470	0125	10/26/02	455000	1120	200	7	1919	3	7770	Y	N	3619 E TERRACE ST
8	125020	2765	8/29/02	386000	1130	0	7	1943	4	3927	Y	N	923 LAKE WASHINGTON BL S
8	400300	0285	9/9/03	535000	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
8	125020	3348	2/25/03	400000	1200	600	7	1968	3	7200	Y	N	815 LAKESIDE AV S
8	982920	0490	7/14/03	589000	1310	1120	7	1916	3	5189	Y	N	323 LAKE WASHINGTON BL
8	082300	0135	7/22/03	410000	1350	720	7	1909	3	4000	Y	N	3201 S DEARBORN ST
8	177850	0055	6/30/03	399000	1360	0	7	1909	4	3700	N	N	229 33RD AV E
8	808340	0010	5/12/03	370000	1390	0	7	1986	3	2500	N	N	506 32ND AV
8	142220	0485	5/21/02	510000	1400	700	7	1927	4	2640	N	N	3760 E MARION ST
8	535120	0225	2/25/03	459000	1400	0	7	1908	4	3068	Y	N	1531 MADRONA DR
8	400350	0010	5/5/03	419000	1420	0	7	1903	3	9401	Y	N	224 32ND AV
8	757670	0020	6/4/03	450000	1520	0	7	1915	4	4311	N	N	3415 E HOWELL ST
8	125020	2990	5/30/02	640000	1590	920	7	1925	4	4125	Y	N	540 33RD AV S
8	918470	0680	4/4/03	419000	1850	0	7	1900	2	4500	Y	N	824 35TH AV
8	808340	0200	12/15/03	415000	1870	0	7	1977	3	5000	N	N	519 34TH AV

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8	757670	0085	12/19/03	430000	1960	280	7	1913	2	7205	N	N	3625 E HOWELL ST
8	205860	0095	4/8/03	505000	2010	310	7	1925	4	5000	N	N	309 33RD AV
8	414180	0225	1/14/03	663750	2140	0	7	1905	5	5300	Y	N	1618 36TH AV
8	981970	0100	5/5/03	532500	960	0	8	1923	5	2320	Y	N	1528 37TH AV
8	535120	0240	6/13/03	729000	990	950	8	1907	5	5313	Y	N	1534 GRAND AV
8	447340	0195	3/13/02	439000	1030	1030	8	1926	4	3650	Y	N	3214 S DEARBORN ST
8	982920	0455	6/18/03	639000	1040	900	8	1963	4	6000	Y	N	322 RANDOLPH AV
8	142220	0028	4/8/03	527000	1120	1040	8	1919	4	4550	Y	N	601 FULLERTON AV
8	982920	0415	1/23/03	413000	1133	773	8	1928	4	4218	Y	N	333 ERIE AV
8	177850	0685	6/4/03	625000	1140	100	8	1930	4	5925	N	N	193 34TH AV E
8	194730	0025	11/13/02	400000	1150	300	8	1978	3	7241	Y	N	270 LAKE DELL AV
8	910300	0125	5/24/02	560000	1170	790	8	1947	5	5922	N	N	105 33RD AV E
8	535020	0535	4/2/02	505000	1310	0	8	1904	4	1940	Y	N	3805 E PIKE ST
8	535020	0995	2/24/03	520000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AV
8	341660	0210	7/21/03	390000	1350	500	8	1931	5	3000	N	N	112 32ND AV
8	910300	0295	12/12/02	539000	1350	380	8	1926	4	2949	N	N	146 34TH AV E
8	125020	3375	5/15/03	500000	1380	1380	8	1941	4	5000	Y	N	3400 S PARKLAND PL
8	981970	0105	5/27/03	454950	1380	0	8	1922	3	3355	Y	N	1523 38TH AV
8	125020	4125	7/29/03	526000	1440	640	8	1986	3	2520	Y	N	435 LAKESIDE AV S
8	910300	0140	5/13/03	535000	1460	600	8	1924	4	3397	N	N	115 34TH AV E
8	125020	2735	6/13/02	565000	1490	830	8	1924	4	5040	Y	N	914 33RD AV S
8	142220	0015	8/28/03	690000	1500	0	8	1919	4	7081	Y	N	618 FULLERTON AV
8	125020	2470	11/1/02	565000	1510	0	8	1908	4	8879	Y	N	3303 S IRVING ST
8	982920	0030	6/4/02	615000	1520	0	8	1936	5	4532	Y	N	3702 E JEFFERSON ST
8	982920	0301	10/15/03	740000	1620	1320	8	1992	3	8050	Y	N	401 RANDOLPH AV
8	757670	0131	3/27/02	430000	1620	0	8	1919	3	3710	N	N	1715 37TH AV
8	414180	0015	10/14/03	649500	1680	840	8	1923	5	4000	N	N	1611 35TH AV
8	757620	0100	6/27/02	585000	1690	0	8	1908	5	4360	N	N	1626 34TH AV
8	982920	0065	3/17/03	540000	1710	0	8	1927	5	6187	Y	N	520 WELLINGTON AV
8	910300	0575	2/21/02	510000	1740	0	8	1918	5	3469	N	N	3404 E HOWELL ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	142220	0115	5/2/02	550000	1760	200	8	1931	4	3480	Y	N	616 38TH AV
8	632100	0155	5/15/03	500000	1760	510	8	1982	3	4955	N	N	1710 37TH AV
8	515770	0225	8/26/03	549000	1780	280	8	1926	5	5348	N	N	826 34TH AV
8	982920	0495	1/25/03	745000	1790	300	8	1928	4	5362	Y	N	327 LAKE WASHINGTON BL
8	632100	0170	3/12/02	735000	1790	0	8	1905	5	5600	N	N	1703 MADRONA DR
8	035700	0051	11/6/02	540000	1800	500	8	1989	3	4800	Y	N	1114 31ST AV S
8	118600	0020	10/29/03	525000	1820	240	8	1912	3	5458	N	N	1618 34TH AV
8	125020	3135	5/10/02	475000	1860	0	8	1959	5	6000	Y	N	433 35TH AV S
8	320090	0125	1/18/03	650000	1890	400	8	1962	5	6360	N	N	621 36TH AV E
8	535120	0200	7/10/02	719000	1910	0	8	1908	4	6174	Y	N	1523 MADRONA DR
8	715170	0085	1/7/02	565000	1910	0	8	1901	4	5100	N	N	1115 35TH AV E
8	757620	0105	10/24/02	510000	1960	0	8	1910	4	4360	N	N	1622 34TH AV
8	982920	0570	10/11/02	530000	1970	0	8	1979	3	6327	Y	N	3803 E ALDER ST
8	125120	0305	10/21/02	603500	1990	1050	8	1919	4	6000	Y	N	1321 35TH AV S
8	320090	0255	6/30/03	615000	2000	1060	8	1905	4	3000	Y	N	626 36TH AV E
8	535020	0281	1/13/03	650000	2030	0	8	1928	4	2294	N	N	1437 38TH AV
8	757670	0060	1/2/03	825000	2050	1250	8	1913	5	5010	N	N	3608 E SCHUBERT PL
8	535120	0190	6/4/03	619000	2060	0	8	1978	3	7000	Y	N	1515 MADRONA DR
8	400350	0005	4/29/03	555750	2070	0	8	1981	4	5528	N	N	226 32ND AV
8	715170	0595	11/1/02	800000	2120	1000	8	1941	4	10500	Y	N	3600 E UNION ST
8	118600	0015	3/29/02	548000	2120	0	8	1918	5	5437	N	N	1612 34TH AV
8	981970	0235	12/11/02	525000	2150	0	8	1941	3	6000	Y	N	3714 E COLUMBIA ST
8	742470	0175	5/31/02	815000	2150	0	8	1904	5	5000	Y	N	1625 36TH AV
8	142220	0490	10/7/03	637000	2230	0	8	1928	4	4780	N	N	907 38TH AV
8	690920	0357	1/18/02	495000	2270	610	8	2001	3	3750	N	N	1375 32ND AV S
8	502690	0025	5/7/03	649500	2300	0	8	1991	3	2287	N	N	1628 37TH AV
8	757670	0005	5/31/02	645000	2300	0	8	1913	5	5000	N	N	1709 35TH AV
8	082300	0100	6/26/03	725000	2310	0	8	1977	4	8034	Y	N	824 31ST AV S
8	910300	0285	8/12/02	470000	2320	0	8	1911	3	3155	N	N	3420 E FLORENCE CT
8	715170	0505	9/24/03	845000	2570	400	8	1927	5	6500	N	N	1107 37TH AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	177850	0415	10/16/02	700000	2700	100	8	1907	3	8000	N	N	218 36TH AV E
8	174470	0195	8/6/02	740000	2790	0	8	1926	4	6360	N	N	425 35TH AV
8	715320	0035	4/25/03	635000	2900	1450	8	1901	4	5000	N	N	1427 35TH AV
8	194730	0130	8/4/03	490000	1110	550	9	1987	3	2719	N	N	308 35TH AV
8	531710	0350	11/7/02	705000	1160	1160	9	1957	5	9897	N	N	521 LAKE WASHINGTON BL E
8	125020	3092	8/7/02	511000	1210	720	9	1913	4	3420	N	N	301 35TH AV S
8	125020	2934	5/21/02	646950	1330	1330	9	2001	3	5170	N	N	535 LAKE WASHINGTON BL S
8	982920	0535	12/30/03	730000	1470	1070	9	1977	4	6006	Y	N	312 ERIE AV
8	535020	0495	8/14/03	750000	1510	760	9	1915	4	4500	N	N	1103 GRAND AV
8	125020	3090	5/29/03	588000	1520	400	9	1911	5	3780	Y	N	305 35TH AV S
8	690920	0270	2/19/03	580000	1560	540	9	1996	3	2374	Y	N	1350 32ND AV S
8	918470	0490	8/26/03	712000	1590	500	9	1929	4	5000	N	N	911 37TH AV
8	125020	2600	7/25/02	610000	1610	490	9	1924	5	4400	Y	N	1302 33RD AV S
8	034500	0390	3/4/02	620000	1630	300	9	1921	3	5300	Y	N	732 36TH AV
8	400300	0230	9/8/03	529500	1660	0	9	1985	3	5961	Y	N	242 LAKE DELL AV
8	982920	0645	5/1/03	684825	1680	1090	9	1965	4	10000	Y	N	3438 E SUPERIOR ST
8	063500	0170	4/22/03	449000	1700	0	9	1990	3	1909	Y	N	3517 S LESCHI PL
8	660000	0380	12/15/03	875000	1730	890	9	1951	5	8741	N	N	303 37TH AV E
8	531710	0450	6/27/03	975000	1760	0	9	1929	5	8082	N	N	311 36TH AV E
8	531710	0420	9/8/03	720000	1860	720	9	1930	4	5587	N	N	335 36TH AV E
8	535120	0025	2/21/02	835450	1870	840	9	1989	3	4851	Y	N	1510 GRAND AV
8	125020	1680	9/24/02	644700	1950	0	9	1910	4	5900	Y	N	533 32ND AV S
8	918470	0450	1/9/03	625000	1960	670	9	1986	3	4560	N	N	930 37TH AV
8	177850	0355	3/14/03	847000	2010	980	9	1909	4	4000	N	N	221 36TH AV E
8	211020	0260	10/8/03	560000	2010	0	9	2003	3	3000	N	N	734 34TH AV
8	414180	0165	6/16/03	823500	2010	0	9	1903	4	8000	N	N	1529 36TH AV
8	447340	0200	10/20/03	742000	2070	0	9	1996	3	4000	Y	N	3210 S DEARBORN ST
8	910300	0505	5/29/02	785000	2100	200	9	1914	5	6380	N	N	1803 36TH AV
8	910300	0365	9/24/03	625000	2170	490	9	2003	3	4000	N	N	3420 E DENNY WY
8	447340	0155	10/20/03	698000	2180	980	9	1999	3	4200	Y	N	710 31ST AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	918470	0810	3/24/03	680000	2190	500	9	1931	4	4500	N	N	829 35TH AV
8	910300	0745	5/17/02	799950	2250	890	9	1910	5	3972	N	N	152 36TH AV E
8	174470	0070	2/5/03	795000	2260	560	9	1921	4	7084	Y	N	439 36TH AV
8	341660	0470	6/24/02	599000	2283	842	9	2001	3	4000	N	N	3121 S WASHINGTON ST
8	125020	1785	12/16/03	880000	2320	1650	9	1910	5	7200	Y	N	534 32ND AV S
8	205860	0105	2/28/03	700000	2380	240	9	1915	3	6000	N	N	303 33RD AV
8	982920	0685	7/25/03	650000	2400	450	9	1983	3	6720	N	N	207 ERIE AV
8	535020	0640	5/9/03	682500	2450	0	9	1990	3	5250	N	N	1119 NEWPORT WY
8	531710	0290	11/25/02	435000	2610	0	9	1984	3	13000	Y	N	571 LAKE WASHINGTON BL E
8	125020	4106	10/24/03	640000	2760	0	9	2001	3	5481	Y	N	527 LAKESIDE AV S
8	918470	0430	10/28/03	849000	2970	450	9	1931	3	7300	Y	N	924 36TH AV
8	320090	0225	2/10/03	860000	3290	920	9	1910	5	4000	Y	N	612 36TH AV E
8	142220	0390	8/29/02	850000	1260	300	10	1989	3	8040	Y	N	758 38TH AV
8	125020	4795	8/12/02	1551000	1880	890	10	1931	5	7553	Y	Y	1730 LAKESIDE AV S
8	034500	0325	2/19/03	860000	1880	1080	10	1927	4	4240	Y	N	3602 E CHERRY ST
8	177850	0310	3/25/02	1025000	2120	490	10	1910	5	8000	N	N	212 35TH AV E
8	660000	0375	7/10/02	795000	2340	1000	10	1930	3	7670	N	N	309 37TH AV E
8	174470	0200	11/6/03	650000	2400	120	10	1926	3	6360	N	N	429 35TH AV
8	600650	0005	9/26/02	927500	2450	970	10	1909	5	5400	Y	N	3303 S DEARBORN ST
8	982920	0295	6/11/03	1200000	2500	0	10	1989	5	8250	Y	N	402 RANDOLPH AV
8	531710	0434	9/19/03	844500	2510	400	10	1992	3	5507	Y	N	315 35TH AV E
8	125020	3445	4/23/02	710000	2550	1180	10	1991	3	7324	Y	N	903 LAKESIDE AV S
8	981970	0210	8/16/02	1365000	2690	980	10	1989	5	7200	Y	N	820 37TH AV
8	535020	0325	8/11/03	1425000	2840	1430	10	2003	3	5100	Y	N	1126 37TH AV
8	535020	1367	6/30/03	1450000	2860	1060	10	1993	3	5031	Y	N	1452 MADRONA DR
8	910300	0393	5/28/03	825000	2932	800	10	2001	3	4075	N	N	3415 E FLORENCE CT
8	142220	0075	11/6/03	1142010	2960	0	10	1989	3	5646	Y	N	603 WELLINGTON AV
8	177850	0645	6/4/02	1235000	3010	430	10	1932	4	8326	Y	N	187 35TH AV E
8	063500	0160	7/31/02	725000	3110	310	10	1988	3	3032	Y	N	3509 S LESCHI PL
8	428990	0025	2/19/02	1510000	2210	1000	11	2000	3	6364	Y	N	3805 E PINE ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	125020	4600	7/28/03	1400000	2700	0	11	1985	3	6680	Y	Y	1330 LAKESIDE AV S
8	715320	0185	4/24/02	1450000	2800	1400	11	2001	3	5000	N	N	1416 36TH AV
8	142220	0450	12/11/02	850000	4560	0	11	1986	2	8226	Y	N	737 LAKE WASHINGTON BL
8	125120	0065	3/19/03	1220000	2120	580	12	1998	3	5185	Y	N	1128 33RD AV S
8	982920	0566	8/5/03	1325000	2810	980	12	1989	3	5001	Y	N	3809 E ALDER ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	111800	1360	4/10/02	760000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	111800	1485	11/7/03	735000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	111800	1750	3/25/03	682000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	111800	1820	5/7/02	690000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	133030	0181	5/24/02	575000	NO MARKET EXPOSURE;
7	133030	0206	7/1/02	780000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	195470	0555	6/21/03	1219000	TEAR DOWN; SHELL;
7	195470	0610	5/9/02	745000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	411460	0660	7/10/03	1035000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	438570	0895	12/2/03	300000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	438570	1260	12/18/02	285000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	438670	0060	9/17/02	460000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	501700	0065	7/4/03	229078	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
7	501700	0270	8/29/02	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	501700	0350	1/2/03	450000	TEAR DOWN;
7	501700	0580	9/22/02	106000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	502690	0265	11/14/02	25000	PARTIAL INTEREST (1/3, 1/2, Etc.);
7	531610	0100	3/15/02	725000	TEAR DOWN;
7	531610	0106	3/26/03	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531610	0165	9/12/03	475000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	531610	0230	3/6/03	960000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	531610	0260	6/11/03	2150000	PERSONAL PROPERTY INCLUDED; CORPORATE AFF
7	531610	0980	8/13/03	1500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531710	0065	5/12/03	3245000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531710	0075	5/12/03	3245000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531710	0250	3/10/03	1820000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531710	0483	8/21/02	1245000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531710	0835	5/22/02	2300000	TEAR DOWN;
7	531810	0445	10/3/03	675000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531810	0940	4/4/02	590000	TEAR DOWN;
7	531810	1355	1/30/02	369000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531810	1370	2/26/02	280000	NO MARKET EXPOSURE; NON-REP SALE
7	531810	1655	12/16/02	399750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	531810	1665	8/22/03	75000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
7	533220	0445	8/26/02	493000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	660000	0225	8/13/02	1250000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	918570	0105	8/1/03	3100000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	918570	0190	4/29/02	1485000	TEAR DOWN;
7	918570	0350	1/14/02	610000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	918570	0410	9/25/02	899000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	034500	0155	7/28/03	1300000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	034500	0485	7/31/03	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	082300	0169	2/23/02	46850	DIVORCE;
8	082300	0174	2/13/02	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	125020	1775	1/17/03	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	125020	2068	10/24/02	535000	NO MARKET EXPOSURE;
8	125020	2515	4/24/03	373000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
8	125020	3060	2/14/03	131107	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	125020	3290	3/27/03	590000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	125020	4765	1/25/02	1150000	TEAR DOWN;
8	125020	4785	10/24/02	1700000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	125070	0050	8/13/02	615000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	125120	0060	4/3/02	653000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	125120	0295	8/11/03	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	142220	0240	9/12/03	619000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	142220	0247	4/23/02	790000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	142220	0365	5/17/02	228459	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	177850	0050	3/20/02	108000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	177850	0325	6/26/03	935000	NO MARKET EXPOSURE;
8	177850	0330	6/26/02	1236000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177850	0540	9/26/02	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	194730	0230	7/26/02	181500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	341660	0110	12/19/03	20000	QUIT CLAIM DEED;
8	341660	0465	5/21/03	215643	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	400300	0085	4/10/02	99728	QUIT CLAIM DEED; STATEMENT TO DOR;
8	411460	1525	4/16/02	1500000	TEAR DOWN;
8	414180	0330	3/25/02	715000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	414180	0350	6/12/02	1474000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	427890	0170	4/7/03	565000	NO MARKET EXPOSURE;
8	428990	0005	5/6/03	751500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	502690	0225	3/20/02	600000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	535020	0245	2/19/02	480000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	535020	0400	10/31/03	91915	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	535120	0185	3/4/03	350000	NO MARKET EXPOSURE;
8	535120	0219	10/17/03	398000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	535120	0265	7/11/03	634000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	571200	0015	11/14/02	630000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	571200	0095	10/30/02	715000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	571200	0105	10/24/03	221612	QUIT CLAIM DEED;
8	632100	0150	8/26/03	482000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	632100	0305	10/21/02	710000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	690920	0205	3/20/03	330000	TEAR DOWN;
8	715170	0406	3/25/03	710000	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	715320	0095	1/21/03	368000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	715320	0230	5/6/02	590500	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	742470	0195	11/23/03	312000	NO MARKET EXPOSURE;
8	757670	0151	4/25/03	770000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	910300	0135	6/5/03	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	910300	0150	4/17/02	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	910300	0355	12/23/03	83953	QUIT CLAIM DEED;
8	918470	0570	4/1/03	201396	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	918470	0690	9/29/03	737500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	982920	0130	9/30/03	475000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	982920	0230	6/10/02	385000	NO MARKET EXPOSURE;
8	982920	0315	1/25/02	230000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	982920	0585	4/16/03	385000	NO MARKET EXPOSURE;
8	982920	0915	6/3/02	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 97.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +7.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 14 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.972.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	6	0.945	0.979	3.5%	0.911	1.046
7	44	0.919	1.010	9.8%	0.983	1.037
8	96	0.976	1.005	3.0%	0.986	1.024
9	81	0.957	0.973	1.7%	0.954	0.991
10	47	0.912	0.964	5.7%	0.931	0.997
11	15	0.836	0.938	12.2%	0.872	1.004
12 +	12	0.710	0.940	32.4%	0.884	0.997
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1919	70	0.873	0.981	12.4%	0.961	1.002
1920-1939	86	0.973	0.998	2.5%	0.979	1.017
1940-1959	52	0.906	0.958	5.7%	0.928	0.987
1980-1999	48	0.981	0.958	-2.3%	0.932	0.984
1960-1979	21	0.864	0.967	12.0%	0.915	1.020
2000-2004	24	0.756	0.953	26.0%	0.909	0.996
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	6	1.153	0.996	-13.7%	0.930	1.062
Average	144	0.930	0.979	5.3%	0.963	0.995
Good	102	0.922	0.978	6.0%	0.961	0.995
Very Good	49	0.786	0.944	20.2%	0.913	0.976
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	79	0.953	0.983	3.1%	0.960	1.006
1.5	59	0.847	0.960	13.3%	0.936	0.984
2	141	0.912	0.969	6.3%	0.953	0.985
2.5	14	0.816	0.993	21.8%	0.945	1.041
3 +	8	0.927	0.975	5.2%	0.910	1.040

Area 14 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.972.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1-1000	27	0.932	0.964	3.4%	0.936	0.993
1001-1500	56	0.984	0.991	0.7%	0.966	1.016
1201-2000	74	0.946	0.985	4.1%	0.964	1.006
2001-2500	67	0.957	0.991	3.5%	0.968	1.014
2501-3000	39	0.925	0.972	5.0%	0.940	1.003
3001-3500	19	0.891	0.966	8.4%	0.908	1.025
3501-4000	7	0.754	0.941	24.7%	0.863	1.019
4001 +	12	0.730	0.934	27.9%	0.845	1.022
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	111	0.885	0.959	8.4%	0.940	0.979
N	190	0.913	0.980	7.4%	0.967	0.993
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	4	0.760	0.873	14.9%	0.732	1.015
N	297	0.906	0.975	7.6%	0.964	0.986
Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1 & 2*	4	0.760	0.873	14.9%	0.732	1.015
10 thru 13**	141	0.892	0.982	10.1%	0.966	0.999
20 thru 32***	156	0.923	0.967	4.8%	0.953	0.982
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1000-3999	54	0.996	0.978	-1.8%	0.958	0.997
4000-5999	114	0.934	0.982	5.1%	0.966	0.998
6000-7999	71	0.962	1.000	4.0%	0.977	1.024
8000-11999	43	0.845	0.966	14.3%	0.935	0.998
12000 +	19	0.756	0.914	20.9%	0.844	0.983

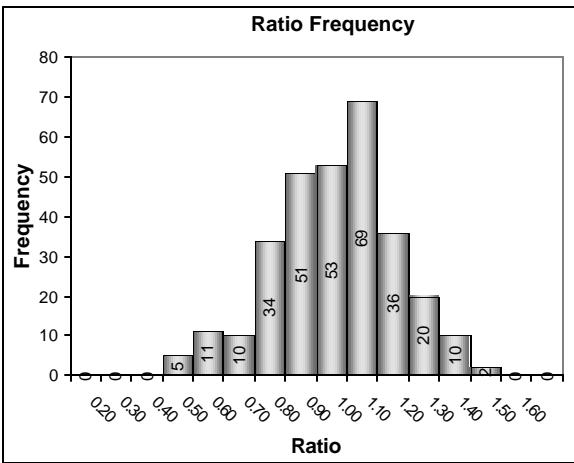
* Leschi and Washington Park/Denny Blaine waterfront.

** Leschi thru Madrona Park.

***Washington Park/Denny Blaine thru Madison Park & Broadmoor.

2003 Improved Parcel Ratio Analysis

District/Team: WC / Team - 1	Lien Date: 01/01/2003	Date of Report: 5/24/2004	Sales Dates: 1/2002 - 12/2003
Area Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 301 Mean Assessed Value 826,800 Mean Sales Price 916,500 Standard Deviation AV 519,624 Standard Deviation SP 754,381			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.961 Median Ratio 0.969 Weighted Mean Ratio 0.902			
UNIFORMITY			
Lowest ratio 0.426 Highest ratio: 1.444 Coefficient of Dispersion 15.97% Standard Deviation 0.196 Coefficient of Variation 20.39% Price Related Differential (PRD) 1.065			
RELIABILITY			
95% Confidence: Median Lower limit 0.947 Upper limit 1.004 95% Confidence: Mean Lower limit 0.939 Upper limit 0.983			
SAMPLE SIZE EVALUATION			
N (population size) 3247 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.196 Recommended minimum: 61 Actual sample size: 301 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 144 # ratios above mean: 157 Z: 0.749 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			

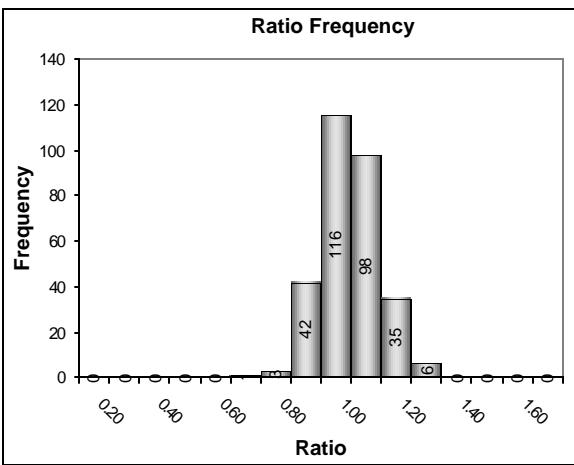


COMMENTS:

1 to 3 Unit Residences throughout area 14

2004 Improved Parcel Ratio Analysis

District/Team: WC / Team - 1	Lien Date: 01/01/2004	Date of Report: 5/24/2004	Sales Dates: 1/2002 - 12/2003
Area Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 301 Mean Assessed Value 891,200 Mean Sales Price 916,500 Standard Deviation AV 664.984 Standard Deviation SP 754.381			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.997 Median Ratio 0.994 Weighted Mean Ratio 0.972			
UNIFORMITY			
Lowest ratio 0.673 Highest ratio: 1.236 Coefficient of Dispersion 7.38% Standard Deviation 0.095 Coefficient of Variation 9.55% Price Related Differential (PRD) 1.025			
RELIABILITY			
95% Confidence: Median Lower limit 0.980 Upper limit 1.005 95% Confidence: Mean Lower limit 0.986 Upper limit 1.008			
SAMPLE SIZE EVALUATION			
N (population size) 3247 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.095 Recommended minimum: 14 Actual sample size: 301 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 154 # ratios above mean: 147 Z: 0.403 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 14

Both assessment level and uniformity have been improved by application of the recommended values.